



SUBLEASE

**DOWNTOWN BOISE | RETAIL
SUBLEASE**



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PROPERTY DETAILS

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PROPERTY TYPE:	RETAIL
LEASE RATE/TYPE:	CONTACT AGENT/ NNN
SPACE AVAILABLE:	1,008 SF
ZONING:	MX-5

2024 DEMOGRAPHICS

 Total Population	1 MILE	15,756	 2029 Population	1 MILE	18,119	 Avg HH Income	1 MILE	\$76,568
	3 MILES	99,491		3 MILES	113,097		3 MILES	\$87,720
	5 MILES	175,967		5 MILES	199,412		5 MILES	\$91,053

PROPERTY HIGHLIGHTS

- Unbeatable Location – Situated in the heart of downtown Boise, steps from top dining, shopping, and entertainment. High foot traffic and excellent visibility.
- Surrounded by Top Retailers – Neighboring businesses include Northface, Mixed Greens and West Elm, driving consistent customer flow.
- Turnkey Opportunity – Ideal for retail, office, or service use. Move-in ready.
- High-Growth Market – Boise’s downtown continues to thrive, with increasing pedestrian activity and booming local economy.
- Perfect Size & Layout – 1,008 SF of functional space with great frontage, signage opportunities, and easy access.



SITE PHOTOS



